

INFORMATION FOR PARCEL DEVELOPMENT

X6  
SEPTEMBER, 1967

WASHINGTON PARK URBAN RENEWAL AREA  
PARCEL I-4

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- I. The developer is obligated to become familiar with and adhere to all requirements of the Washington Park Urban Renewal Plan dated January 14, 1963. Attention is particularly directed to the following references:

GOV DOC  
BRA  
3290

Chapter	II : Objectives
Section	201 : Basic Goals
Chapter	202 : Specific Planning and Design Objectives
Section	IV : Land Use and Building Requirements
Chapter	601 : Land Use Plan
Section	602 : Land Use and Building Requirements
Chapter	604 : Interpretation
Section	605 : Duration of Controls
Chapter	VII : Developer's Obligation
Section	701 : Applicability
	702 : Compliance with Plan
	703 : Design Review
	704 : General Obligations
Chapter	705 : Disposition by Redeveloper
Chapter	VIII : Rehabilitation (if Applicable)
Chapter	IX : Zone District Changes
Chapter	XI : Anti-Discrimination Provisions
Chapter	XII : Modification and Termination

II. Site Development Program

A. Site Data:

1. Area:

Approximately 40,500 sq. ft. A Parcel Delivery Plan with Precise Metes and Bounds is in process of preparation and will be made available when completed. Parcel Boundaries as shown herein are subject to final engineering definition.

2. Location:

On Warren Street between Townsend and Munroe Streets.



3. General Physical Features and Topography:

The site slopes gently upward in a southwesterly direction from the corner of Munroe and Warren Streets. At the center of the site a steep change in grade occurs marked by a line of trees. Beyond, the site slopes gently up to the west. To the west of the property is the James Jackson Putnam Center development. There are 2½ story frame houses on the properties to the north.

4. Zone District:

H-1

B. Permitted Uses:

Primary: Institutional

Secondary: Commercial or Residential

C. Urban Renewal Plan Controls:

In the best interests of the residential character of Washington Park, certain special provisions spelled out in the urban renewal plan controls must be recognized.

The controls set forth by the Washington Park Plan attempt to create an overall design that is compatible with existing adjacent conditions, is sensitive to existing setbacks, materials, scale of building mass and details, will improve standards for the health and safety of the public, and will satisfy the need for light, air, and open space.

A site plan and building plan which takes advantage of technological advances in methods and materials and which aids in reaching the goals expressed for the new Washington Park are encouraged.

1. Minimum Setback Requirements:

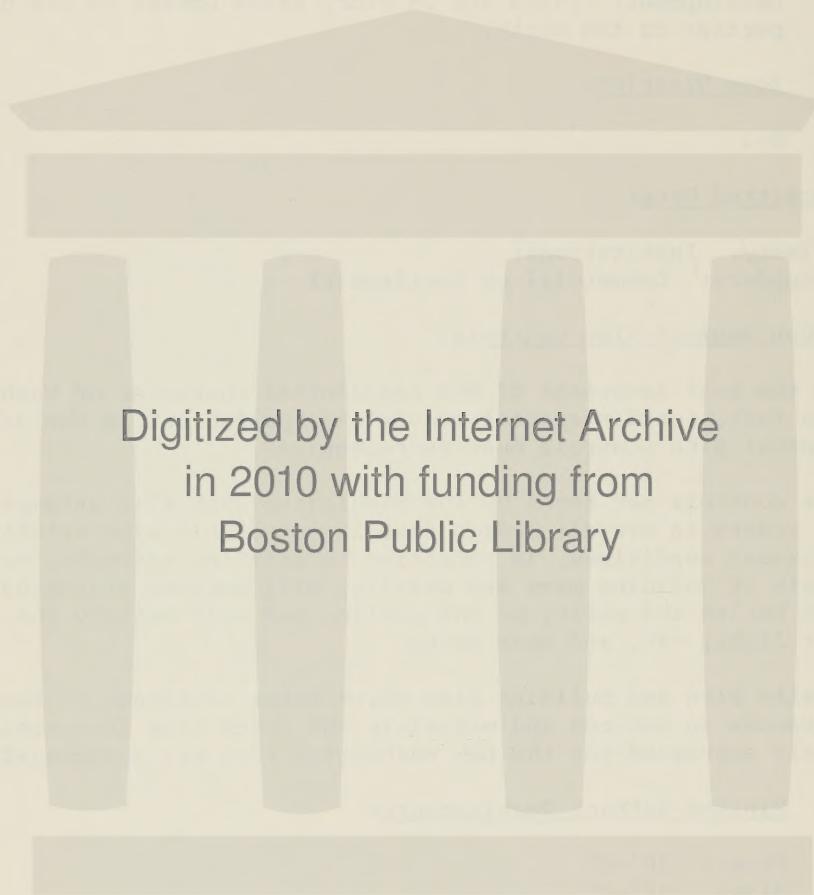
Front: 30'-0"

Side: 30'-0"

Rear: 30'-0"

2. Maximum Building Height Permitted:

40'-0"



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3. Maximum Floor Area Ratio Permitted:

0.8

4. Minimum Parking Ratio:

3:1

State and City Building and Zoning Codes apply. The Authority will support applications for variances or zoning code amendments required by these controls or otherwise approved by the Authority.

D. Planning and Design Objectives:

The development of this parcel will complete the renewal plan for the eastern end of the new Washington Park Boulevard. The Boulevard will serve as the crosstown link between major arterial streets leading to downtown Boston. The I-4 parcel is located on a highly visible corner of Warren Avenue to the south of the YMCA, and for those reasons it is extremely important that architectural work and landscaping be of a quality which meets the high standards of design excellence which has been established for the Washington Park Plan. The design of the building should be consistent with Washington Park's existing scale, building materials, and historic character.

1. Site Design:

a. Description of Existing and Proposed Development for Surrounding Area:

See Sketch A

b. Points of Pedestrian Access:

Townsend Street (See Sketch A)

c. Point of Vehicular Access:

Townsend Street (See Sketch A)

d. Parking:

All public rights of ways, parking streets, and private parking areas must conform to the design criteria for residential streets of the City of Boston Public Works Department. Parking areas must be adequately lighted and landscaped. Use of islands of landscaping and tree planting to break up asphalted parking areas is recommended.



e. On-Site Circulation:

Circulation on site should separate vehicular and pedestrian movement. Vehicular circulation must be sufficient to minimize on-street maneuvering. Points of service access should be discreetly located, bearing in mind that ease of service is secondary in importance to site amenity.

f. Landscaping:

It is expected that a substantial dollar commitment will be allotted for site development and landscaping. The design must recognize the need for providing privacy, shading, and the shielding of parking areas and public ways.

g. Lighting:

It is expected that all exterior lighting will be designed in such a manner that it will not disturb the surrounding new development and existing housing.

h. Existing Physical Features:

Existing site characteristics (trees, natural grade changes, etc.) shall be maintained and exploited wherever possible.

f. Utilities:

The developer must make all connections for utilities underground.

1. Refuse: Appropriate City and State standards must be observed. Provision must be made for easy access and for shielding refuse containers from public view.
2. Fire and Emergency Access: Appropriate access must be provided in accordance with state and city building and zoning codes.
3. Deliveries: Appropriate access and space for deliveries must be provided.



4. Fencing: Fences should be provided where required to allow privacy and to shield service functions. Permanent, durable, low maintenance materials such as masonry, stone, and wood are preferred. The use of metal fencing is not recommended. Where used it must be plastic coated.

2. Building Design:

Care must be taken in the design of the building to maximize the assets of the site and to allow for proper orientation to the sun. The building must be designed to insure durability and low maintenance. The building should be designed to produce variety in both facade and roof planes, and the facade should be of a scale, color, and material to create a dignified design. The building should have a strong urban character and the architectural work and landscaping must be of a quality which meets the high standards of design excellence, which have been established for the Washington Park Plan.

3. Works of Art:

The developer shall provide works of art that are satisfactory to the Authority. The developer shall expend for such works a sum not less than one percent of the total amount to be expended for the construction of the building, landscaping and site improvements including parking. Works of art shall be deemed to include: ornamental walls and structural elements; bas-reliefs; mosaics, frescoes, murals, or paintings; fountains which are in themselves sculptural or are designed to enhance the setting of sculpture; or special lighting or dynamic effects.

In no sense are the works of art intended to be used as a substitute for outstanding architectural or landscape architectural design.

### III. Design Review Process and Developer's Submission Requirements

A detailed statement of the Design Review Process and Developers Architectural Submissions for Non-Housing Parcels is attached. Generally speaking, submission should be kept simple. Use of elaborate renderings or models of earlier stages of development is discouraged.

### IV. BRA Staff Contacts

All contacts for design matters should be directed to the Director of Design Review or his designated representative.



## V. Information Available to Developers

The following items of information are attached for the use of the developer:

- Illustrative Site Plan
- Washington Park Urban Renewal Plan and attached Urban Renewal Maps
- Description of Existing and Proposed Development for Surrounding Area @ scale 1"=100' (Sketch A)
- Engineering survey maps @ scale 1"=40' showing contours at 2'-0" intervals and existing utility locations
- Statement of Design Review Process and Redevelopers Submission Requirements for Non-Housing Parcels

The following items of information will be provided to the developer as they become available:

- Parcel Delivery Plan at an appropriate scale showing bearings and distances for the parcel boundary
- Draft Disposition Agreement

